

5. Planned Programme Activity

Our development programme can be broadly split into the following areas of activity:

Existing Programme (started in 2016)– consisting of 43 schemes which either have planning consent already (38) or have been submitted to planning (5).

College Green – including the work on Fairfield Halls, Fairfield Homes, Fairfield Car Park and the associated public realm improvements

The 2019 Development Programme – covering the second tranche of 40 Croydon smaller sites. These schemes are due to be submitted to planning in Spring 2020.

The 2020 Development Programme – the third tranche of smaller sites which will seek to deliver circa 500 new homes will commence site due diligence studies in Spring 2020 with a view to develop feasibility studies and commence pre-application conversations in Summer 2020.

Acquisitions and Collaborations – we continue to investigate and progress viable acquisition opportunities, both in Croydon and beyond, to add to the future pipeline of development sites. Similarly we are constantly looking at the potential to undertake development in collaboration with others with whom our commercial aims and qualitative aspirations align.

Existing Programme

The planned activity with the existing programme will be primarily focused on taking schemes through to completion throughout 2020/21. By April 2020, X schemes will have achieved practical completion (marked with asterisks below). A total of X schemes are under construction with a further X either out to tender or already at pre-contract stage with an expectation that they will start on site before the end of the 2020/21 financial year.

The key programme deliverable for 2020/21 is the completion of X sites. In order to address we address need housing needs first, all sites are offered on a first refusal basis to Croydon Council prior to any launch by Brick By Brick, and Brick By Brick subsequently operate a local prioritisation policy for all homes.

The projected completions are those starred in the table below, where a full breakdown of planned activity on the existing programme is provided.

Phase	Scheme	Total Units	Affordable Units	% Affordable	Estimated PC ¹¹
1	Auckland Rise*	57	19	33%	Q4 19/20
1	Cheriton House (Flora Court)*	27	27	100%	Q4 19/20

¹¹ Date is for completion of entire scheme and does not take into account phased completion and handover of individual buildings within schemes which may have happened earlier.

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